

APPLE VALLEY MOTEL

5063 FRANKLIN RD SW ROANOKE, VA 24014



OFFERING SUMMARY

Available SF: 6,010 SF

Lease Rate: \$10.98 SF/yr (MG)

Lot Size: 1.87 Acres

Building Size: 6,010 SF

Zoning: C-2

PROPERTY OVERVIEW

Motel that has been closed for some time and is in need of some repair. Owner willing to contribute to some repairs. Prime location on Franklin Rd near Walmart and Berglund Luxury/Mercedes Benz of Roanoke. Traffic count of ±32,000. Available for lease at \$5,500 per month.



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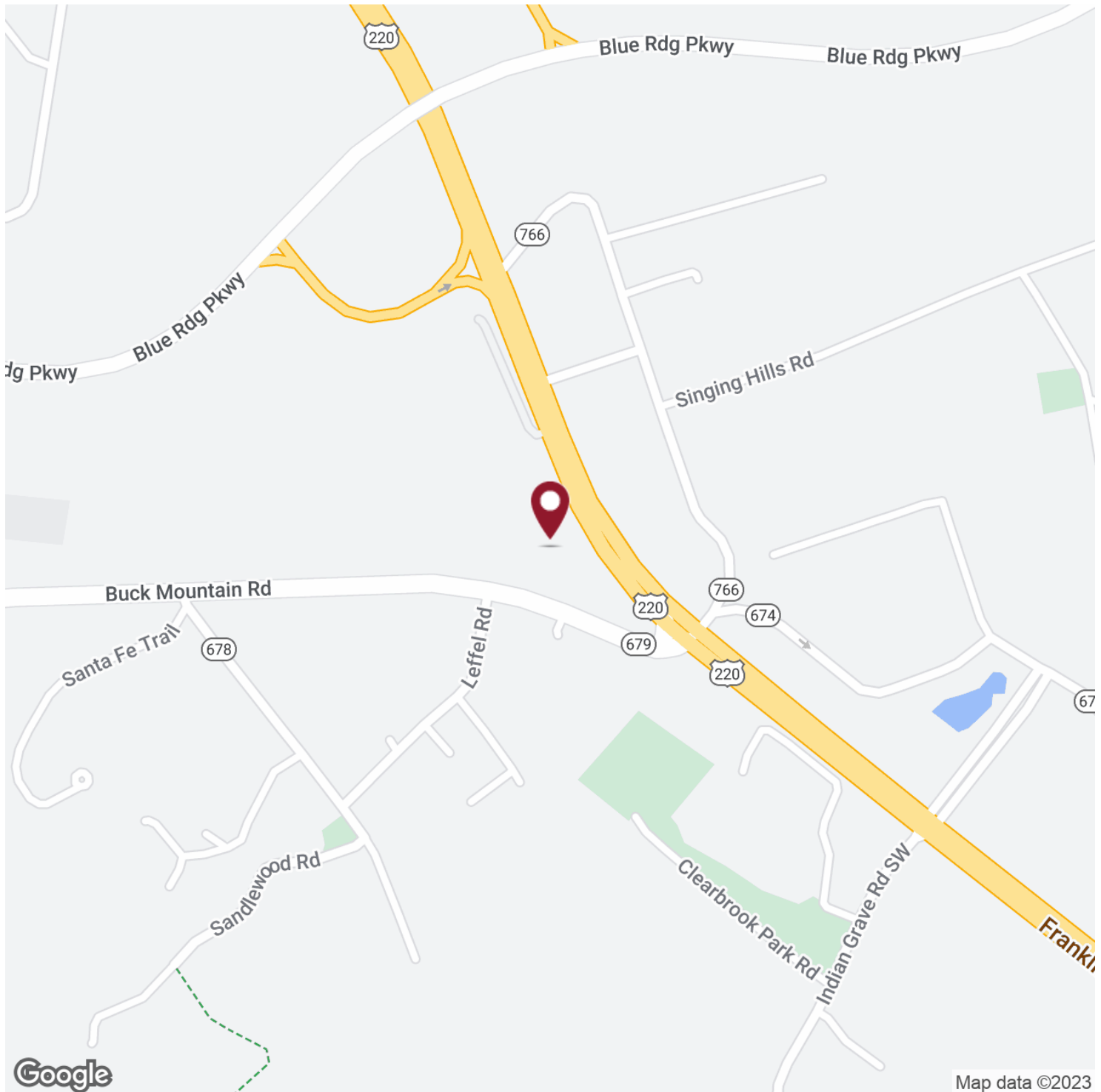


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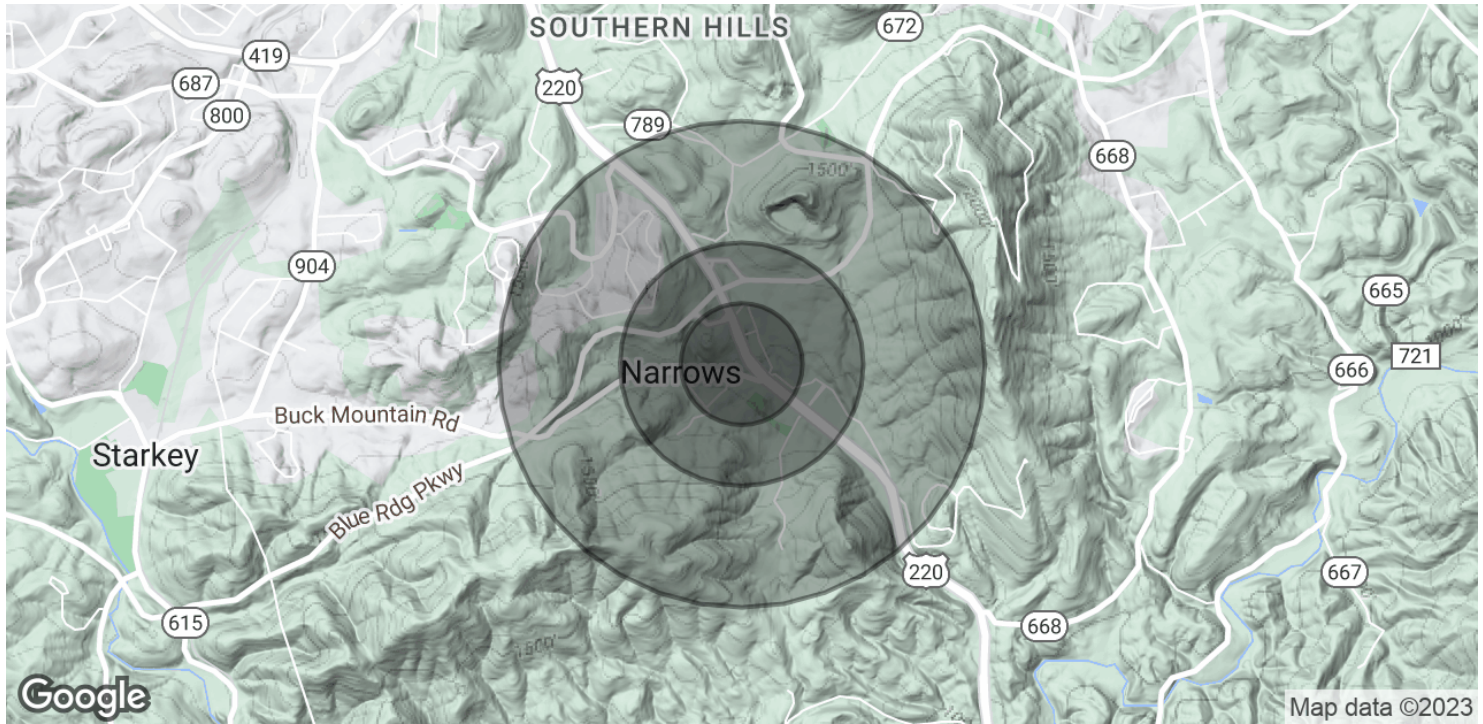


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	21	176	1,244
Average Age	61.1	53.0	49.6
Average Age (Male)	44.9	45.4	46.2
Average Age (Female)	64.1	55.7	51.5

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	12	92	633
# of Persons per HH	1.8	1.9	2.0
Average HH Income	\$53,980	\$87,801	\$93,460
Average House Value	\$193,785	\$241,052	\$247,526

* Demographic data derived from 2020 ACS - US Census



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